

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by John G. Donnelly as Acting Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Tenth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Monmouth County Agriculture [AG] Building, 4000 Kozloski Road, Freehold, New Jersey 07728 at 7:00 p.m. on Wednesday, January 17, 2007.

Present:

Chairperson and Public Member Dr. Robert Lucky
Vice Chairperson and State Commerce Commission Secretary and CEO Virginia Bauer
Monmouth County Freeholder Lillian Burry
Oceanport Mayor Lucille Chaump
Public Member Joseph Colfer
Public Member Rosemarie Estephan
Tinton Falls Mayor Peter Maclearie
Garrison Commander Col. Ricki Sullivan represented by George Fitzmaier
Eatontown Mayor Gerry Tarantolo

Absent: Public Member Laurie Cannon had previously advised the Authority.

The meeting was called to order by Freeholder Burry, and she called upon Acting Secretary Donnelly to lead the meeting in the Pledge of Allegiance. The Open Session was convened at 7:00 p.m. in accordance with the Open Public Meetings Act. Chair Lucky arrived at this time.

Authority Member Comments:

Col. Sullivan described how the tours are continuing with environmental, religious, non-profit, veterans, developers, schools, etc.

Freeholder Burry noted that the County seeks additional open space and will seek a federal sponsor for an application to FMERPA by March 8, 2007.

Advisory Committee Reports:

Freeholder Burry distributed minutes (attached) and described the Veterans Affairs and Retirees Advisory Committee meeting of January 12, 2007. The Advisory Committee developed a Mission Statement and other issues.

Elected Officials Comments:

None were offered, but the Chair noted the attendance of a member of the staff of U.S. Representative Frank Pallone.

Public Comments on Agenda Items:

Ms. Julie Mahedy of Wall suggested the use of free media for Item 0701-02 on today's agenda regarding the Reuse Plan RFP. Also press conferences, the Center for Non-Profits Web site, and the United Way of Monmouth County.

Ms. Mahedy also suggested the possible use of free office space on the Fort by FMERPA for Item 0701-04 on today's agenda regarding FMERPA Expenditures and Reimbursements, although Executive Director Cosentino noted that public access is limited due to fort security.

Ms. Mahedy noted that the December 20, 2006 minutes should reflect that Hub Zone status is in effect for the Fort.

Mr. Thomas Mahedy of Wall requested more details in the public comments section.

Mr. Mahedy also suggested attendance at sustainability conferences for Item 0701-03 regarding Travel for the ADC Winter Forum.

Mr. Mahedy also reiterated Ms. Mahedy's suggestion on the possible use of free office space on the Fort by FMERPA for Item 0701-04 on today's agenda regarding FMERPA Expenditures and Reimbursements, and further was advised that the first floor retrofit at the FMERPA offices is part of the rent.

Chair's Report:

Chair Lucky had no specific announcements for this meeting.

Executive Director's Report:

Executive Director Cosentino provided an update of activities since the last meeting:

- **Personnel:** The basis for hiring Kimberly Welsh as an administrative assistant, and the fact that the Board's Personnel Committee had given their approval of same; My plans to advertise for an accountant to broaden the selection pool.
- **Web Site Update:** RH spoke of all the new features available to the public
- **Tours:** RH detailed the Tours which have been conducted to date, as well as those upcoming through the end of February.
- **RFP Status:** Explained that the RFP was for a Master Planner and briefly described the process; Explained that we were seeking approval of the Board to Advertise for same; Acknowledged the progress being made by the municipalities in conjunction with the County, for their plans, and how that will be in integral part of the Master Planner's responsibilities.
- **Homeless /PBC NOI Document:** Informed public of the creation by John Ciufo of this assistance document, and it's availability at the meeting as well as on our Web Site. Asked John to review the document with the public, which he did.
- **Finances:** Explained that without an Accountant on Board, there is a need to have every financial transaction presented to the Board and the public for scrutiny. Once we hire an Accountant, and there is an Audit firm engaged, these transactions will be within the Finance Report to be given monthly to the Board.

The Agenda was then presented for approval. Mr. Colfer moved for the approval of the agenda, Freeholder Burry seconded the motion and the agenda was unanimously approved.

Approval of Minutes

The Minutes of the August 30, 2006 Open Session were moved by Freeholder Burry, seconded by Mayor Tarantolo and unanimously approved.

The Minutes of the August 30, 2006 Executive Session were moved by Mayor Chaump, seconded by Mayor Tarantolo and unanimously approved.

The Minutes of the October 18, 2006 Open Session (there was no Executive Session) were moved by Mayor Maclearie, seconded by Member Kolfer and unanimously approved.

The Minutes of the December 20, 2006 Open Session (there was no Executive Session) as amended to reflect the Hub Zone and the Fort were moved by Freeholder Burry, seconded by Mayor Tarantolo and unanimously approved.

The following Agenda items were then presented.

0701-01: Revision of Staff Expense Reimbursement

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act by which the Authority is authorized to pay for its costs, for expenses related to a meeting of FMERPA Members and staff with representatives of the U.S. Department of Defense. Public Member Colfer moved the resolution, Freeholder Burry seconded it and it was unanimously adopted.

0701-02: Newspaper Expenses and Other Advertising for RFP

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act by which the Authority is authorized to pay for its costs, for expenses related to the advertising of the Revitalization Plan RFP. Mayor Tarantolo moved the resolution, Freeholder Burry seconded it and it was unanimously adopted.

0701-03: Travel for ADC Winter Forum

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article II "Powers of the Authority" at Section 2 that requires approval by the Authority of all overnight travel, for expenses related to attendance at the ADC Winter Forum. Public Member Colfer moved the resolution, Freeholder Burry seconded it and it was unanimously adopted.

0701-04: Expenditures and Reimbursements

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, for expenditures of the Authority and reimbursements to staff in support of normal operations. Mayor Tarantolo moved the resolution, Mayor Maclearie seconded it and it was unanimously adopted.

0701-05: Selection of Authority Administrative Assistant

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and at Section 8 that provides the Authority with power to hire and retain employees, for the purpose of hiring Kimberly Welsh. As amended to note the benefits

package and federal Office of Economic Adjustment concurrence, Freeholder Burry moved the resolution, Mayor Maclearie seconded it and it was unanimously adopted.

Public Comments were sought by the Chair:

- 1) Ms. Beverly Bova Scarano of New Monmouth read into the record a letter from affordable housing advocates called New Creations in Christ that seeks interior inspections of fort properties, surplus equipment lists, and a separate FMERPA housing advisory committee.
- 2) Ms. Julie Fees-Mahedy of Wall asked that all groups be offered meetings with staff, to which Executive Director Cosentino replied that there have been no meetings with private companies or military contractors or professional services firms, but that staff will talk with the homeless groups and other service providers that Ms. Mahedy suggested. She also submitted newsclips regarding population density and disabled veterans.
- 3) Ms. Linda Zucaro of Tinton Falls inquired as to consideration by FMERPA of housing issues, and Executive Director Cosentino replied that those issues are a key component of the Planning/Development Advisory Committee.
- 4) Mr. Phil Welch of Lincroft presented information in behalf of affordable housing advocates called New Creations in Christ, as to their role in providing housing for the homeless.
- 5) Mr. Tom Mahedy of Wall commented on: I) appraisal for the Fort Monmouth land and buildings; II) conflicts for federal contracts; III) stopping high technology weapons from being built at Fort Monmouth; IV) Public Benefits Conveyances (PBC) being allowed for due paying groups; and V) FMERPA decisions being made in public. Chair Lucky noted that no decisions will be made by FMERPA other than in public meetings consistent with the New Jersey Open Public Meetings Act.
- 6) Rev. Jane Price, Pastor, First Reformed Church of Long Branch, offered her support for the efforts of New Creations in Christ.

Chairperson Lucky noted that the Authority's next meeting is scheduled for February 21, 2007 and further information will be available shortly on the Web site.

Since there were no further comments or business, a motion to adjourn was made by Public Member Estephan, seconded by Mayor Maclearie and unanimously adopted at 9:05 p.m.